

For Sale  
or Lease

# Surgical Center and Clinic

1620 Hospital Dr. | Santa Fe, NM 87505



Visit Our YouTube Channel  
to View this Property Video



NEAR CHRISTUS ST. VINCENT AND PRESBYTERIAN MEDICAL CENTERS

*SWC Galisteo St. & Hospital Dr.*

## SALE PRICE

Parcel 1	Medical Building	±15,398 SF	±0.9 Acres	\$3,650,000 (\$237/SF of Building)
Parcel 2	Parking Lot		±0.49 Acres	\$300,000 (\$14/SF of Land)
<b>TOTAL</b>		<b>±15,398 SF</b>	<b>±1.39 Acres</b>	<b>\$3,950,000</b>

## LEASE RATE

±15,398 SF  
Medical Building:  
\$25.00/SF + NNN

**NA**SunVista

got space

**Tai Bixby, CCIM**  
tai@sunvista.com  
505 577 3524



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## HIGHLIGHTS

- Excellent location in a dense medical services corridor
- Near Christus St. Vincent and Presbyterian Hospitals
- State licensed surgical center with 2 operating rooms & 4 recovery bays
- Designed to Medicare/Medicaid standards
- Single-tenant or multi-tenant opportunity
- Beautifully-finished clinic space
- New stucco & updated HVAC
- Exterior access to on grade level and lower level as well as elevator
- Backup generator
- 56 parking spaces on-site and 32 spaces in lot across street
- Seller will sell real estate or a partial interest in the ownership entity
- Zoning: C-1





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EXTERIOR



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AERIALS



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INTERIOR RECEPTION AREAS



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**INTERIOR SURGICAL CENTER**



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LOCATION





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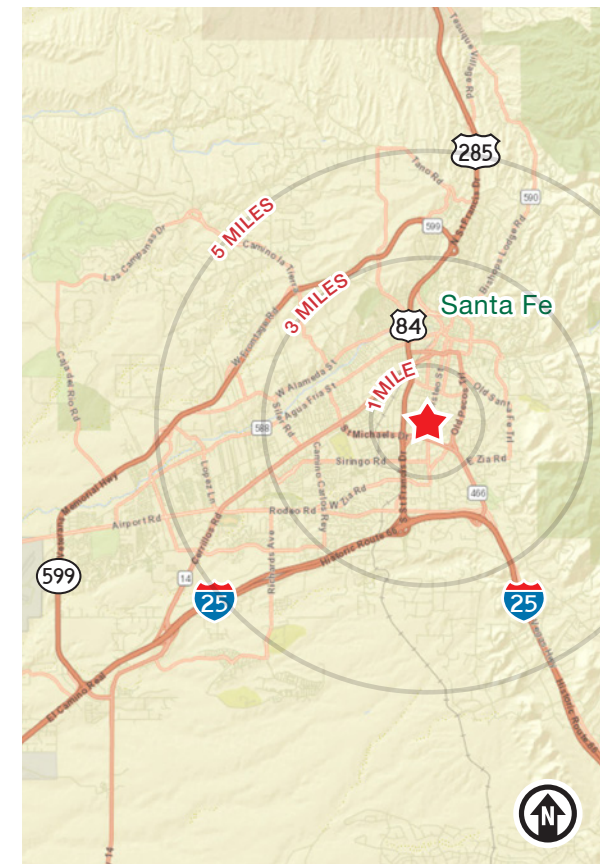
## DEMOGRAPHICS | 1, 3 & 5 MILE

	1 Mile		3 Mile		5 Mile	
Summary	2021		2021		2021	
Population	7,927		47,255		72,964	
Households	4,121		23,489		34,798	
Families	1,663		10,763		17,030	
Average Household Size	1.87		1.97		2.06	
Owner Occupied Housing Units	2,075		15,201		23,553	
Renter Occupied Housing Units	2,046		8,288		11,245	
Median Age	52.5		51.8		49.1	
Trends: 2021-2026 Annual Rate	State		State		State	
Population	0.58%		0.58%		0.58%	
Households	0.63%		0.63%		0.63%	
Families	0.46%		0.46%		0.46%	
Owner HHs	0.88%		0.88%		0.88%	
Median Household Income	1.52%		1.52%		1.52%	
Households by Income	2021		2021		2021	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	545	13.2%	2,410	10.3%	3,619	10.4%
\$15,000 - \$24,999	398	9.7%	2,129	9.1%	2,985	8.6%
\$25,000 - \$34,999	444	10.8%	2,353	10.0%	3,492	10.0%
\$35,000 - \$49,999	516	12.5%	2,927	12.5%	4,454	12.8%
\$50,000 - \$74,999	691	16.8%	4,057	17.3%	5,887	16.9%
\$75,000 - \$99,999	535	13.0%	3,239	13.8%	4,675	13.4%
\$100,000 - \$149,999	497	12.1%	3,068	13.1%	4,382	12.6%
\$150,000 - \$199,999	242	5.9%	1,538	6.5%	2,335	6.7%
\$200,000+	253	6.1%	1,768	7.5%	2,970	8.5%
Median Household Income	\$54,165		\$59,552		\$59,802	
Average Household Income	\$79,282		\$87,158		\$90,371	
Per Capita Income	\$41,285		\$43,518		\$42,915	

## DEMOGRAPHICS

Demographics	1 mile	3 mile	5 mile
 Total Population	7,927	47,255	72,964
 Average HH Income	\$79,282	\$87,158	\$90,371
 Daytime Employment	22,980	63,941	75,739

2021 Forecasted by Esri





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**FLOOR PLANS**

## UPPER LEVEL

Medical Clinic: ±8,343 SF



Not to scale. Drawings shown are approximate and may not show actual location of partitions. Square footage is estimated. If square footage and accurate floor plans are of material concern, prospective buyers/tenants should have the space measured by a qualified professional.





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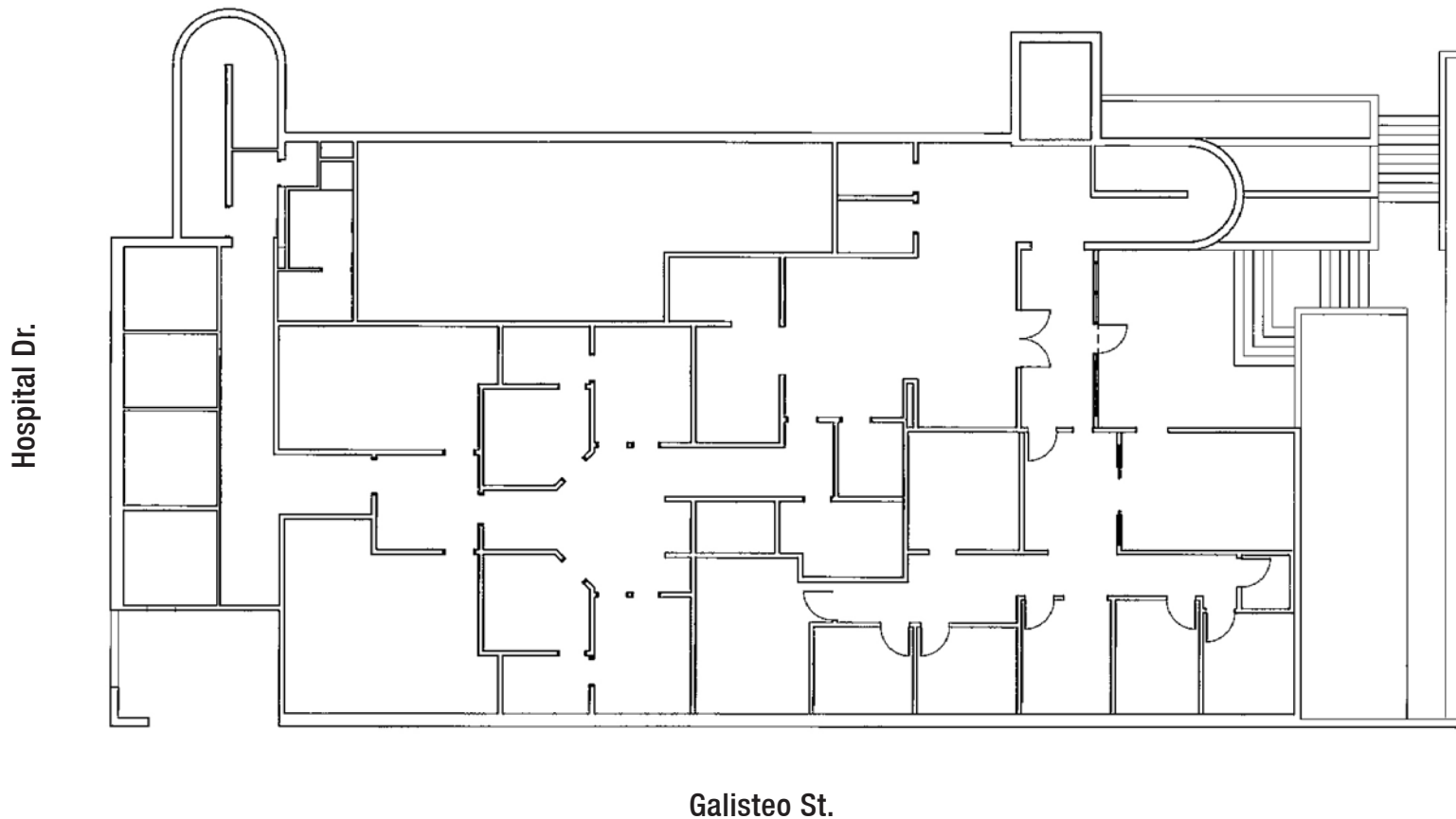
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**FLOOR PLANS**

## LOWER LEVEL

Surgery Center: ±7,055 SF



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## Santa Fe | The City Different and the State Capital

The oldest capital city in the United States and the oldest city in New Mexico, **Santa Fe** is well-known as a center for arts that reflects the multicultural character of the city. Tourism is a major element of the Santa Fe economy, with visitors attracted year-round by the climate and related outdoor activities (such as skiing in years of adequate snowfall; hiking in other seasons) plus cultural activities of the city and the region. Most tourist activity takes place in the historic downtown, especially on and around the Plaza, a one-block square adjacent to the Palace of the Governors, the original seat of New Mexico's territorial government since the time of Spanish colonization. Other areas include Canyon Road and "Museum Hill", the site of the major art museums of the city as well as the Santa Fe International Folk Art Market, which takes place each year during the second full weekend of July.

### Santa Fe by the Numbers (ESRI 2021 Demographics)



**FOUNDED IN 1608, SANTA FE IS THE OLDEST STATE CAPITAL IN THE UNITED STATES**

#### SANTA FE ART REPORT CARD

A half-mile stretch of Santa Fe's Canyon Road has **more than 100 galleries**, boutiques and restaurants "making it the world's densest concentration of art galleries," according to the *Four Seasons website*

**Santa Fe is the third-largest art market in the United States, after New York and Los Angeles.**

### Santa Fe Accolades

**One of 2 cities recognized worldwide for the Best Food/Beverage Destination Experience** by World Food Travel Association 2018  
**#3 Best Small City in U.S. to Live** Apartment Therapy 2018  
**Top Destination for Millennial Travelers** HomeToGo 2019  
**#2 Top 10 Small Cities in the US** by Conde Nast Traveler 2019  
**One of the Best Cities for Outdoor Lovers** MarketWatch 2019  
**One of the Greenest Cities in the U.S.** CubeSmart Self Storage 2019  
**Top Ten Best Places to Get a Fresh Start** Livability 2019  
**#3 Top Cities for Women Entrepreneurs** Pennygeeks 2019  
**Best Most Romantic Destination in the U.S.** CBS Local 2019  
**Best Up & Coming Housing Market in NM** from Insurify 2019



**19 minutes:**  
average commute



**SKI SANTA FE**  
averages  
**225 inches** of snow a year.

